



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, February 5, 2013

Commissioners Present

David Blatt
Valerio Giadone
Anthony Koos
Temple Shannon
Edwin Vargas, Jr.
Sandra Bobowski

Staff Present

Thomas E. Deller
Lynda Crespo
Don Chapman
Jon Mullen
L. John Van Norden

Commissioners Absent

John Lupo, Jr
Gerry Pleasent (Alternate)

The meeting was called to order by Chairwoman Bobowski. The meeting followed the order of the agenda presented.

I. Roll

Roll was taken; there was quorum.

II. Public Hearings

- i. B-Downtown Parking Requirements
- ii. Article IV Permitted Uses regarding Surface Parking Lots
- iii. Section 2 Definitions regarding Grocery Beer
- iv. Section 878 Sale of Alcoholic Beverages regarding Grocery Beer

The Commission received a copy of the proposed text amendments at the January 8, 2013 regular meeting. The Commission and Planning staff has discussed changes to the proposed text amendments over the past month.

Chairwoman Bobowski invited the public to speak on the subject; there were no testimonies heard. The public hearing was closed.

III. Regular Meeting

- a. Consideration of Public Hearing Items

- i. B1-Downtown Parking Requirements**

After discussion, the proposed text amendment was amended as follows:

- Line 5- eliminated the requirement for Parking Management Plan for a residential development over 100 units.
- Lines 18-21-elimated parking requirements for residential developments over 100 units.

A motion to approve the amended text amendment was made by Commissioner Blatt, and seconded by Commissioner Koos. The following Commissioners voted in favor of the motion: Bobowski, Blatt, Shannon, Giadone and Koos.

ii. Article IV Permitted Uses regarding Surface Parking Lots

A motion to approve Article IV Permitted Uses, Surface Parking Lots, as proposed, was made by Commissioner Blatt, and seconded by Commissioner Koos. The following Commissioners voted in favor of the motion: Bobowski, Blatt, Shannon, Giadone and Koos.

iii. Section 2 Definitions regarding Grocery Beer

A motion to approve Section 2- Definitions regarding Grocery Beer, as proposed, was made by Commissioner Giadone, and seconded by Commissioner Shannon. The following Commissioners voted in favor of the motion: Bobowski, Blatt, Shannon, Giadone and Koos.

iv. Section 878 Sale of Alcoholic Beverages regarding Grocery Beer

A motion to approve Section 878 Sale of Alcoholic Beverages regarding Grocery Beer, as proposed, was made by Commissioner Blatt, and seconded by Commissioner Koos. The following Commissioners voted in favor of the motion: Bobowski, Blatt, Shannon, Giadone and Koos.

b. Bond Release

- 1200 Park Street-Release of performance bond for site improvements in the amount of \$ 103,260.00
- 1429 Park Street-Release of performance bond for site improvements in the amount of \$100,000.00

Bond release items (i and ii) were tabled to the next meeting, pending response from property owner.

c. Other discussion

January 22, 2013 Planning and Zoning Commission decision of CGS 8-24 Review for 8&161 Francis Court and 126&130 New Park Avenue-authorizing the sale of City owned properties to Hayes Properties for development of a fueling station; Deputy Corporation Counsel L. Van Norden was present at the meeting; he clarified the voting procedure for CGS 8-24 Reviews, when forwarding an unfavorable recommendation to the Court of Common, the Commission must state the reasons of their decision. Planning Staff will redraft the decision letter

dated January 30, 2013 to John Bazzano, Town and City Clerk stating the reasons for the Commission's recommendations.

IV. Minutes of January 22, 2013

There were several corrections made to the meeting minutes of January 22, 2013. The Commission tabled the vote to the next regular meeting.

V. Adjournment

Respectfully Submitted by:

Lynda Crespo, Administrative Assistant